

## Detached house with garden close to forest and shops. HUELGOAT

EXCLUSIVE

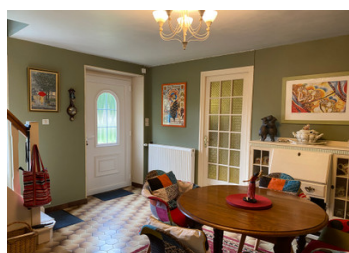


## INFORMATION

Town:	Huelgoat
Department:	Finistère
Bed:	1
Bath:	1
Floor:	50 m <sup>2</sup>
Plot Size:	381 m <sup>2</sup>

## IN BRIEF

This cute detached house with manageable garden is a walk away from the centre of Huelgoat. There is one good size bedroom and a second small room, presently being used as a second bedroom, but could be used as an office. Ideal as a second home or a permanent home for a couple.



## ENERGY - DPE

DPE not required.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

Double gates into the garden.

Double glazed front door and entrance into the living room. 16m2.

Kitchen 9.5m2. Well equipped, with lots of cupboard space and white goods, to remain. Tiled floor and window overlooking the garden.

Small bedroom 4.35m2

Bathroom 4m2. with sink and bath.

Separate WC

Upstairs is the landing and a good sized bedroom of a approximately 17m2.

Attached to the house is the boiler room of 9m2. This has a concrete floor and has the heating system and the oil tank. Can also be used for storage.

There is a lovely garden to the front of the house and at the back of the house is a garden shed.

Shutters on all the windows.

All sizes are approximate.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe foncière: 250 EUR

Taxe habitation: EUR

## NOTES